

Municipal Clerk
Atlanta, Georgia

00-0 -0855

AN ORDINANCE
BY: COUNCILMEMBER DOUG ALEXANDER

CDP-00-14

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE
CITY OF ATLANTA 2000 COMPREHENSIVE DEVELOPMENT
PLAN (CDP) SO AS TO REDESIGNATE PROPERTY THAT IS LO-
CATED AT **951 GLENWOOD AVENUE, S. E. FROM THE INDUS-**
TRIAL LAND USE DESIGNATION TO THE MEDIUM-DENSITY RESI-
DENTIAL LAND USE DESIGNATION, AND FOR OTHER PURPOSES.

NPU 'W'

COUNCIL DISTRICT 1

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. That the 2000 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element of said Plan so as to redesignate property that is located at **951 Glenwood Avenue, S. E.** from the *Industrial land use designation to the Medium-Density Residential land use designation*, and for other purposes.

All that tract or parcels of land lying and being in *Land Lot 12 of the 14th District of Fulton County, Georgia*. Said property is more specifically shown on the attached map, Exhibit 'A', which is hereby made a part of this ordinance.

SECTION 2. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

D3

208

EXHIBIT 'A'

CDP-00-14

NPU 'W'/COUNCIL DISTRICT 1

951 GLENWOOD AVENUE, S. E.

From Industrial to Medium-Density Residential












O-16

177

EXHIBIT 'A'

LEGEND

LEGEND

	F A R
 SINGLE-FAMILY RESIDENTIAL	N/A
 LOW-DENSITY RESIDENTIAL	0.0-0.349
 MEDIUM-DENSITY RESIDENTIAL	.350-.69
 HIGH-DENSITY RESIDENTIAL	.700-1.4
 VERY-HIGH-DENSITY RESIDENTIAL	1.5+
 LOW-DENSITY COMMERCIAL	0.0-3.0
 HIGH-DENSITY COMMERCIAL	3.001+
 OFFICE/INSTITUTION	0.0-3.0
 OPEN SPACE	N/A
 INDUSTRIAL	0.0-2.0
 MIXED-USE (Predominantly Residential)	N/A



SAND

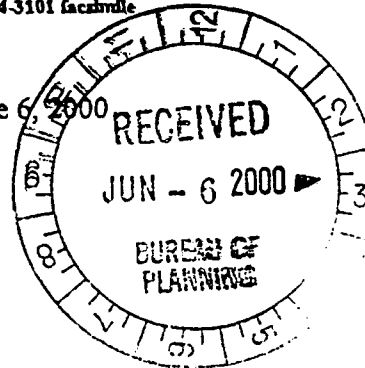
South Atlantans for Neighborhood Development, Inc.

P.O. Box 18342, Atlanta, Georgia 30316

(404) 624-3507

(404) 624-3101 facsimile

June 6, 2000



Z-00-22

via facsimile 404-658-7491

Mr. John Bell
City of Atlanta Zoning Administrator
55 Trinity Avenue
Suite 3350
Atlanta, GA 30303

Re: Z-00-22 951 Glenwood Avenue, S.E. - Application requests the property from I-2 to RG-3 to enable the development of a 205-unit multifamily development

Dear Mr. Bell:

On June 1, 2000, Applicant presented the revised plans for the above referenced development to South Atlantans for Neighborhood Development, Inc. (SAND) for approval. The membership voted 24 in favor, 13 against and 8 abstentions, to approve the development with the following stipulations:

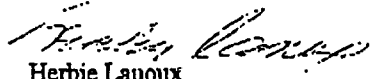
1. A safety zone be established and fenced for the tree buffer zones prior to any grading to protect the remaining tree roots; and
2. Any changes to this approved site plan must be presented to the SAND membership for approval prior to initiation of the changes; and
3. 90% owner-occupancy be included in the recorded declaration of covenants; and
4. Pedestrian and vehicular access to remain as shown on this revised plan.

Our organization would appreciate the support of the Zoning Review Board in approving the revised plans with the recommended stipulations.

I would also like to respectfully request that a copy of this letter be distributed the copies to the Zoning Review Board members' packet prior to the June 8th meeting.

Thank you for your continued support of our neighborhoods.

Best regards,
South Atlantans for Neighborhood Development, Inc.


Herbie Lanoux
President

cc: Paul Zucca - NPU-W
Kevin Moats

Exhibit A
page 1 of 1

Conditions for Z-00-22

1. Site plan entitled "Conceptual Site Plan, Glenwood Park, 951 Development Associates, LLC, City of Atlanta" prepared by Niles Bolton Associates, dated 5-1-2000 and marked received by the Bureau of Planning May 23, 2000.
2. The attached letter from Herbie Lanoux, President, South Atlantans for Neighborhood Development, Inc. (SAND), to John Bell, City of Atlanta Zoning Administrator, dated June 6, 2000, marked received by the Bureau of Planning June 6, 2000 and identified as Exhibit A is hereby considered a condition of this rezoning and its provisions shall be enforced as such.
3. A member of the SAND neighborhood organization shall be appointed to the Glenwood Park Condominium Association.



ATLANTA CITY COUNCIL

VERN E. MCCARTY
COUNCILMEMBER
DISTRICT ONE

55 TRINITY AVENUE, S.W.
SECOND FLOOR, EAST
ATLANTA, GEORGIA 30335
(404) 330-6039

MEMORANDUM

DATE: June 27, 2000

TO: Rhonda Johnson
City Clerk

FROM: Vern McCarty, Councilmember *V. McCarty*
District 1

RE: Ordinance 00-0-0583 Z-00-22

This is to inform you and all City Council members that I will be abstaining from voting on ordinance 00-0-0583 Z-00-22 for re-zoning at 951 Glenwood Avenue SE. I will also be abstaining from any discussion or deliberation as this matter progresses through committees and City Council.

The reason for my action is that I am earning a commission as a Real Estate Broker on the sale of this property.

Please let me know if you need any additional information.

2-00-22

EXHIBIT "A"

Legal Description



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12, 14 District, City of Atlanta, Fulton County, Georgia, containing 11.2385 acres (489,548 square feet) and being more particularly described as follows:

BEGINNING at a nail found at the intersection of the Westernmost right-of-way line of Glenwood Place (50 foot right-of-way) and the Southernmost right-of-way line of Glenwood Avenue (50 foot right-of-way); thence from said nail along said Southernmost right-of-way line of Glenwood Avenue, South $87^{\circ}41'16''$ West, 150.05 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line of Glenwood Avenue, South $00^{\circ}56'34''$ West, 140.00 feet to a 1/2" rebar found; thence South $00^{\circ}48'29''$ West, 626.99 feet to a 1/2" rebar found on the Northernmost right-of-way line of Killian Street (22.5 foot right-of-way); thence along said right-of-way line of Killian Street, North $89^{\circ}48'40''$ West, 902.27 feet to a 1/2" rebar found; thence leaving said right-of-way line of Killian Street, North $16^{\circ}42'42''$ East, 285.97 feet to a 1/2" rebar found; thence North $51^{\circ}47'37''$ East, 83.89 feet to a 3/4" rebar found; thence North $71^{\circ}11'48''$ East, 160.28 feet to a P.K. Nail found; thence South $89^{\circ}20'50''$ East, 115 feet to a hole in concrete found; thence North $00^{\circ}39'10''$ East, 390.16 feet to a 1/2" rebar found on the Southernmost right-of-way line of Glenwood Avenue; thence along said right-of-way line of Glenwood Avenue, South $89^{\circ}20'00''$ East, 344.28 feet to a 1/2" rebar found; thence leaving said right-of-way line of Glenwood Avenue, South $00^{\circ}56'31''$ West, 150.02 feet to a 1/2" rebar found; thence South $89^{\circ}17'29''$ East, 50.00 feet to a 1/2" rebar found; thence North $89^{\circ}37'59''$ East, 50.00 feet to a 1/2" rebar found; thence North $00^{\circ}57'45''$ East, 150.00 feet to a 1" open top pipe found on the Southernmost right-of-way line of Glenwood Avenue; thence along said right-of-way line of Glenwood Avenue, North $87^{\circ}42'16''$ East, 49.83 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING.

Being shown on plat of survey for 951 Development Associates, LLC, Regions Bank and Chicago Title Insurance Company prepared by Metro Engineering and Surveying Co., Inc., Chester M. Smith, Jr., Registered Georgia Land Surveyor, dated October 22, 1997, last revised March 15, 2000.

LESS: ALL THAT PARCEL & LAND LYING IN LAND LOT 12, 14 DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FROM TRUE POINT OF BEGINNING AS DEFINED ABOVE,
THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GLENWOOD AVENUE,
SOUTH $00^{\circ}56'34''$ WEST, 150.00 FT; THENCE ~~N~~ $89^{\circ}17'29''$ W, 50.00 FT,
THENCE: $N0^{\circ}57'45''E$, 150.00 FT; thence east along the
south r/w of Glenwood Ave 50 feet to the point of beginning.